131.0	0003	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,559,300 / 1,559,300
					USE VALUE:	1,559,300 / 1,559,300
					ASSESSED:	1,559,300 / 1,559,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
44		GRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HAINES CONSTANCE
Owner 2:	JACOBS RANDALL
Owner 3:	
Street 1:	44 GRAY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HAINES CONSTANCE -
Owner 2:	-
Street 1:	44 GRAY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .228 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1901, having primarily Vinyl Exterior and 3886 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 15 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	9952.000	912,600		646,700	1,559,300
Total Card	0.228	912,600		646,700	1,559,300
Total Parcel	0.228	912,600		646,700	1,559,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 401.25 /Parcel: 401.25

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	84580
GIS Ref	
GIS Ref	
Insp Date	04/21/18

!10268!

PREVIOUS ASSESSMENT

Parcel ID: 131.0-0003-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	912,600	0	9,952.	646,700	1,559,300		Year end	12/23/2021
2021	104	FV	868,600	0	9,952.	646,700	1,515,300		Year End Roll	12/10/2020
2020	104	FV	868,600	0	9,952.	646,700	1,515,300	1,515,300	Year End Roll	12/18/2019
2019	104	FV	667,300	0	9,952.	682,600	1,349,900	1,349,900	Year End Roll	1/3/2019
2018	104	FV	667,300	0	9,952.	503,000	1,170,300	1,170,300	Year End Roll	12/20/2017
2017	104	FV	625,600	0	9,952.	481,400	1,107,000	1,107,000	Year End Roll	1/3/2017
2016	104	FV	625,600	0	9,952.	445,500	1,071,100	1,071,100	Year End	1/4/2016
2015	104	FV	521,200	0	9,952.	373,700	894,900	894,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	10:24:55

LAST REV

Date	Time
11/27/18	14:49:29
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10268

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HAINES CONSTANC	71807-355	1	10/29/2018	Convenience	99	No	No		
DENNISON ANDREW	60604-96		11/30/2012	Estate/Div	1	No	No		
	10311-268		7/12/1963			No	No		N

USER DEFINED

Prior Id # 1:	84580
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/7/2016	2174	Manual	3,100	C				

ACTIVITY INFORMATION

Date	Result	By	Name
4/21/2018	MEAS&NOTICE	KB	Kevin B
2/10/2009	Measured	163	PATRIOT
4/25/2000	Inspected	263	PATRIOT
11/4/1999	Measured	243	PATRIOT
8/10/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		9952		Sq. Ft.	Site		0	90.	0.72	10									646,708						646,700	

Total AC/HA:	0.22847	Total SF/SM:	9952	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	646,708	Spl Credit		Total:	646,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1901	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.91230321
Const Adj.:	1.00289977
Adj $ / SQ:	155.541
Other Features:	146500
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1121182
Depreciation:	208540
Depreciated Total:	912642

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	15	BRs:	7	Baths:	3	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

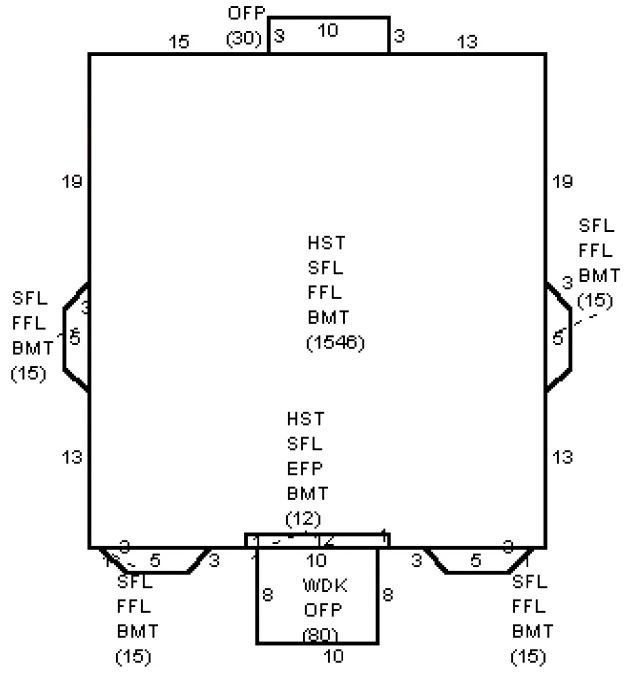
No Unit	RMS	BRS	FL
1	10	5	
1	5	2	
Totals			
2	15	7	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	206.87
Special Features:	0	Val/Su Net:	156.72
Final Total:	912600	Val/Su SzAd	227.98

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,618	46.660	75,500
SFL	Second Floor	1,618	155.540	251,666
FFL	First Floor	1,606	155.540	249,799
HST	Half Story	779	146.210	113,897
OFP	Open Porch	110	31.590	3,475
WDK	Deck	80	16.050	1,284
EFP	Enclos Porch	12	72.810	874
	Net Sketched Area:	5,823	Total:	696,495
Size Ad	4003	Gross Area	6602	FinArea 3886

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
HST	100	UNF	15		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

131.0-0003-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items:		Total Special Featues:		Total: